



# City of Carlsbad

## Planning Department

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**CASE NAME:** Durkin Family Trust

**CASE NO:** PIP 06-19

**PROJECT LOCATION:** The proposed project is located within the City of Carlsbad on a vacant lot on the northwest corner of Dryden Place and Palomar Oaks Way (APN: 212- 091-01), Carlsbad, CA 92008, within the County of San Diego.

**PROJECT DESCRIPTION:** The project consists of a City Council consistency determination for the McClellan-Palomar Airport Comprehensive Land Use Plan (CLUP) to conditionally allow an industrial use within the 75 dBA CNEL aircraft noise contour interval on Lot 25 of CT 81-46 (APN: 212-091-01). In addition, the project would include the construction of an industrial/office building on the lot. The industrial building would be approved with a Planned Industrial Permit (PIP 06-19) and would consist of a two-story, 29,919 square-foot building, 31 feet in height. The project would require 1,750 cubic yards of balanced cut and fill. The 2.71 acre parcel is bowl shaped and has previously been graded. The parcel is bounded on the south and east by industrial roadways and buildings, to the north by a public golf course, and to the west by an industrial building.

**PROPOSED DETERMINATION:** The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the City that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad Planning Director.

A copy of the initial study (EIA Part 2) documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Comments from the public are invited. Please submit comments in writing to the Planning Department within 30 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval by the Planning Director. If you have any questions, please call Pam Drew in the Planning Department at (760) 602-4644.

**PUBLIC REVIEW PERIOD** October 15, 2007 through November 14, 2007

**PUBLISH DATE** October 15, 2007

